

048.A

0006

0176.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
885,700 / 885,700
885,700 / 885,700
885,700 / 885,700
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #: 176

Owner 1: MCG JAYCE & SARAH	
Owner 2:	
Owner 3:	

Street 1: 176 MEDFORD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: 176 MEDFORD STREET LLC -

Owner 2: -

Street 1: 53 PITMAN RD

Twn/City: MARBLEHEAD

St/Prov: MA Cntry

Postal: 01945

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Clapboard Exterior and 2162 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8433																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	885,700			885,700		421351
							GIS Ref
							GIS Ref
							Insp Date
							04/16/20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	885,700	0	.	885,700		Year end	12/23/2021	
2021	102	FV	860,400	0	.	860,400		Year End Roll	12/10/2020	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
176 MEDFORD STR		73333-429	2	9/24/2019		890,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2020	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			Master Deed 72946:46.																	
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Very Good																				
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																				
Frame: 1 - Wood				1/2 Bath:	Rating:																				
Prime Wall: 2 - Clapboard				A HBth:	Rating:																				
Sec Wall:		%		OthrFix:	Rating:																				
Roof Struct: 2 - Hip				OTHER FEATURES																					
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																				
Color: GRAY				A Kits:	Rating:																				
View / Desir:				Fapl: 1	Rating: Average																				
GENERAL INFORMATION				WSFlue:	Rating:			1st Res Grid Desc: Line 1 # Units 1																	
Grade: C - Average				CONDO INFORMATION				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Year Blt: 1924	Eff Yr Blt: 2018			Location:																					
Alt LUC:		Alt %:		Total Units:																					
Jurisdct: G21		Fact: .		Floor:																					
Const Mod:				% Own: 45.000000000																					
Lump Sum Adj:				Name:				REMODELING				RES BREAKDOWN													
INTERIOR INFORMATION				DEPRECIATION				Exterior:	No Unit	RMS	BRS	FL													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	0.2 %			Interior:	1	7	4														
Prim Int Wal: 2 - Plaster				Functional:				Additions:																	
Sec Int Wall:		%		Economic:				Kitchen:																	
Partition: T - Typical				Special:				Baths:																	
Prim Floors: 3 - Hardwood				Override:				Plumbing:																	
Sec Floors:		%		Total:	0.2 %			Electric:																	
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Heating:																	
Subfloor:				Basic \$ / SQ: 305.00				General:																	
Bsmnt Gar: 1				Size Adj.: 1.13566136				COMPARABLE SALES				SUB AREA													
Electric: 3 - Typical				Const Adj.: 1.00989902				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL							
Insulation: 2 - Typical				Adj \$ / SQ: 349.806									GLA	Gross Liv Ar	2,162	349.810	756,280	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Int vs Ext: S				Other Features: 113759																					
Heat Fuel: 2 - Gas				Grade Factor: 1.00																					
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.01999998																					
# Heat Sys: 1				NBHD Mod:																					
% Heated: 100		% AC: 100		LUC Factor: 1.00																					
Solar HW: NO	Central Vac: NO			Adj Total: 887439																					
% Com Wal		% Sprinkled		Depreciation: 1775																					
				Deprecated Total: 885664																					
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																			
Make:		Model:																							
SPEC FEATURES/YARD ITEMS				Parcel ID	AssessPro Patriot Properties, Inc																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N				Total Yard Items:	Total Special Features:				Total:				Total:				Total:				Total:				